



10 KESTREL WYND

NEWTON MEARNS

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5 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

A luxury detached villa set within private garden grounds.

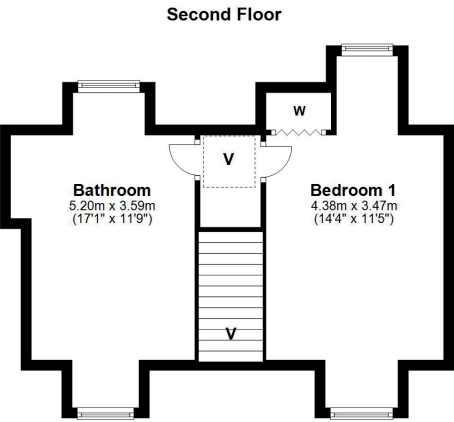
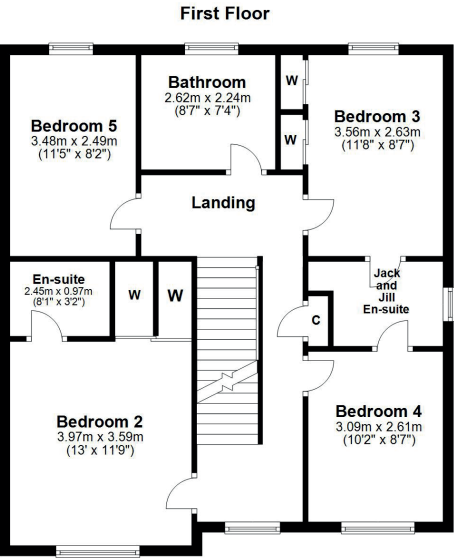
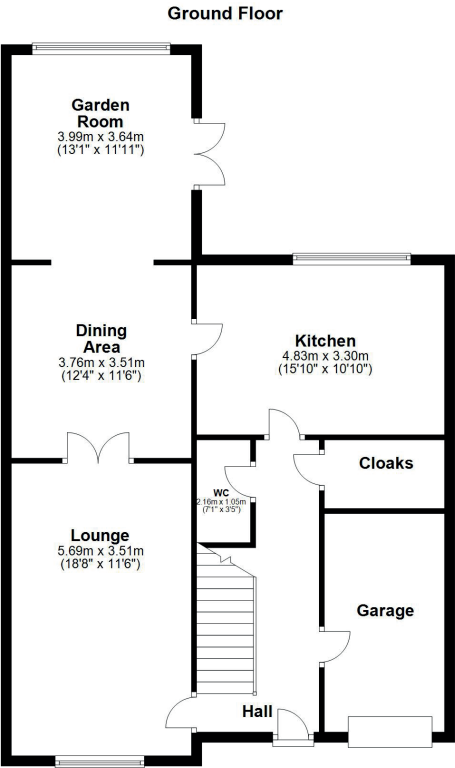
This luxurious detached villa by Robertson Homes, enjoys a preferred position within this popular residential development. Enjoying open aspects to the front and set within generous level garden grounds, the subjects present a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to traditional reception hallway with integral access to garage (fitted with power and light) and WC adjacent, spacious formal lounge to front with feature media unit, and double doors through to lovely dining area in turn with access to fantastic feature garden room with French doors to gardens at rear. The ground floor is completed by a contemporary kitchen fitted with a range of wall and base mounted units and quality integrated appliances.

At first floor level a bright and spacious landing area gives access to generous double bedroom with en-suite shower room, two further good double bedrooms which share a Jack and Jill en-suite, lovely fourth bedroom and contemporary main family bathroom. The second floor provides a wonderful principal bedroom with fitted storage and contemporary en-suite bathroom with separate shower enclosure. The specification includes a system of gas central heating, double glazing, fitted wardrobes in the bedrooms, quality fixtures and fittings throughout, and overall, the subjects are well presented, decorated, and styled.

Externally the property is set within private easily maintained level garden grounds with decked and lawned area. Said gardens are secure and fully enclosed. Monoblock driveway to front providing ample vehicular parking.





The property is positioned within close proximity of local shops and amenities at Greenlaw Village. The Avenue Shopping Mall is a short drive away. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling. There are excellent communication links via road and rail to the city centre and beyond with the nearest train station being Patterton Train Station. Sports and leisure facilities are well catered for within East Renfrewshire and these include golf clubs, tennis and bowling clubs and Parklands Country Club.

NM4167 | Sat Nav: 10 Kestrel Wynd, Newton Mearns, G77 6WA

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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